

7:00 p.m.
Kamas City Hall,
170 N. Main
Kamas, UT 84036

1 **SOUTH SUMMIT FIRE PROTECTION DISTRICT IMPACT FEE DISCUSSION**

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3 Mayor Marchant welcomed Byron Ames representing the South Summit Fire District.
4 Mr. Ames is helping the SSFD work on the collection of impact fees. The collection of
5 the fees is what funds the department. They are trying to work out a way to work with the
6 City to collect the fees.

7 Mr. Ames proposed the City ask the people applying for the building permit be given a
8 check list from the Fire District to be signed off as one of the requirements before a
9 permit is issued.

10 Councilor Crystal asked if we are already taxed for Fire District by the County. Councilor
11 Todd stated they are one of the highest taxes we pay. Councilor Todd feels like if they are
12 required to put in the fire suppression this will put out the fire.

13 Mr. Ames stated the fire suppression system helps with the fire, but does not put out the
14 fire completely. There is still a need for the fire department.

15 Councilor Todd feels the City is trying to promote economic development, but with the
16 impact fees this hurts the development.

17 Mr. Ames stated the fees are dependent on the size. Mike Crystal stated North Summit
18 Fire District doesn't charge the fee to Coalville City. Councilor Crystal asked what the
19 fees are used for. Kent Leavitt stated they are used the same way the City uses theirs.
20 They are earmarked for specific projects like buildings and equipment.

21 Mayor Marchant expressed that he has a problem with the impact fee study for Kamas
22 City. Our City has fire flow and hydrants and there are other cities and towns that don't
23 have anything for the fire department. Mayor Marchant asked Kent Leavitt to have
24 another analysis done to see what the difference is with our system.

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26 **MOTION:** Councilor Todd moved to put a checklist with our building permit application,
27 the South Summit Fire District will provide the City with contact information
28 to pay the impact fee, Kamas City will not issue a building permit until the
29 Fire district fee is paid. The City will issue a building permit if the fire district
30 does not respond to the applicant within 3 days.

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32 Mr. Ames asked if the City can date the form. Mayor Marchant suggested the Fire
33 District fill out the form and have the applicant return it to the City.

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35 Councilor Crystal seconded the motion.

36 The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, Rod
37 Smith, and Mike Crystal voted aye. Motion passed.

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40 **DEPARTMENT REPORTS**

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42 **MAINTENANCE**

43 Gary Siddoway reported on the Public Works Department. Gary Siddoway updated the
44 council on the Simpson well. They had to have a new motor installed.

1 **APPROVAL OF THE MAY 12, 2015 CITY COUNCIL MEETING MINUTES**

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3 **MOTION:** Councilor Mike Crystal moved to approve the City Council meeting minutes
4 dated May 12, 2015.

5 Councilor Kevan Todd seconded the motion.

6 The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, Rod
7 Smith, and Mike Crystal voted aye. Motion passed.

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10 **APPROVAL OF INVOICE REGISTER DATED MAY 21, 2015**

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12 **MOTION:** Councilor Dan Littledike moved to approve the invoice register dated May 21,
13 2015.

14 Councilor Mike Crystal seconded the motion.

15 The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, Rod
16 Smith, and Mike Crystal voted aye. Motion passed.

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19 Jackie Blazzard reported that there was an Administrative Law Judge hearing today. The
20 judge will be getting back to Jackie Blazzard with a decision.

21 There will be another hearing on Thursday for another issue in the City.

22 There are several infractions she is moving forward on. The Planning Commission will
23 continue working on the General Plan in June.

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26 **HIGH STAR RANCH WORK SESSION**

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28 Mayor Marchant welcomed Mark Fischer from High Star Ranch to start the work session.
29 Mr. Fischer reviewed a Master Plan with the council.

30 Mr. Fischer then presented the Southern Cabin Community Concept plan.

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32 A Super Lot #4 ERU Analysis was presented to the council. High Star has agreed to pay
33 in advance the city \$756,000 for 25 ERU's. They would then pay the \$240,000 payment
34 to Kamas City for Super Lot #4.

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36 Councilor Littledike asked where the 46 units were. Mr. Gillwald explained the new
37 Southern Cabin plan has 46 units. This would preserve the southern bench.

38 Councilor Smith is happy with moving off the south bench, and happy with the payment
39 up front, but feels 46 units is too much density.

40 Mr. Fischer feels the city needs the homes to pay for the maintenance for the new
41 infrastructure the city is acquiring.

42 Mr. Fischer presented an infrastructure cost analysis from 2009-2015. So far High Star
43 Ranch has spent \$12,515,805 that they will be turning over to the City.

1 Mayor Marchant's biggest concern is what they will come back to the city in the future
2 and ask for. Mayor Marchant doesn't feel we need the density to maintain the
3 infrastructure.
4 Councilor Todd expressed that he likes the new plan, and would like to do something to
5 protect the south bench.
6 Councilor Crystal agreed with Councilor Todd. He would like to protect the south bench.
7 Councilor Littledike would also like to protect the south bench. There could possibly be
8 some negotiation on density.
9 Mr. Fischer asked if he could move some of the density from the middle bench to the
10 North bench.
11 Scott Kettle reviewed the ERU's with the council. They are allowed to put approximately
12 100 ERU's in the commercial area. This is a lot of ERU's for commercial. They could
13 use some of the ERU's for residential.
14 Mark Fischer feels the property tax from the homes at High Star Ranch will be much
15 higher than the average Kamas City home, which will be a benefit to the city.
16 Councilor Todd doesn't like the impact to the sewer system. Councilor Todd asked to put
17 12 ERU's in the north bench, and put 5 ERU's in the middle.
18 Fischer likes the idea of putting the density to the north. It makes much more sense.
19 He would like some direction to get this approved. They would like to keep the south
20 bench for a recreation.
21 Mayor Marchant feels we can amend the agreement to be specific on what can be put in
22 the south bench.
23 Jackie Blazzard stated our code already has a chapter on sensitive lands. This restricts
24 building because of the steepness of the slope. We could change this south area to the
25 sensitive lands area when we adopt our new General Plan.
26 Fischer asked what the council would like them to present.
27 Scott Kettle clarified that there are 13 lots in the south bench and 6 lots from the middle
28 bench. Do you want to take 1 from the middle bench and 13 from the south bench and
29 move them into the north bench? Fischer stated yes. Councilor Atkinson asked how many
30 were in the north bench. Scott Kettle told her 56. Fischer stated essentially they would
31 like all residential development in the north bench. Fischer feels he can get these changes
32 approved.
33 Scott Kettle asked about the second well and tank. How is this addressed? The second
34 tank has to be put in once the density moves above a certain elevation on the north bench.
35 Fischer feels he can get the money to make this a success. Fischer feels it is important to
36 get the density away from the event center. It makes sense to put the residential in the
37 north bench, off the south.
38 Councilor Smith is fine with moving density to the north bench, but still is not happy
39 with the 46 lots below.
40 Fischer explained without the density they can't make this work. It is too expensive.
41 Councilor Smith is willing to compromise but is not in favor of 46 lots in the south
42 bench. Fischer asked Councilor Smith what his number would be. Councilor Smith stated
43 his number is 38. The 18 they are working on is fine, but the 28 left in the area is too
44 much.
45 Councilor Todd feels he is opposite of Councilor Smith. He is looking at 46 benefiting
46 Kamas. High Star will be paying for the extra ERU's.

1 Councilor Smith asked where the rest of the council stands.
2 Councilor Todd explained he looks at the sewer budget, the fees have been increased and
3 we are barely making enough to cover costs. At some point he cannot allow High Star to
4 be what pushes the City to upgrade our sewer system and put the burden on the other
5 residents. High Star will pay for this.
6 Councilor Atkinson asked for some clarification to where the ERU's are coming from.
7 Councilor Todd explained they will be getting a little more density.
8 Councilor Crystal stated we are in agreement to move the density.
9 Fischer will try to get approved 4 lots in the middle bench and 56 in the north bench.
10 Fischer would like to come back to the next meeting and ask for a motion to get this
11 approved.
12 Mayor Marchant stated we know where Councilor Todd stands and we know where
13 Councilor Smith stands, what about the rest of the council? Councilor Atkinson likes this
14 idea of moving the density. Councilor Littledike would be willing to go with what is
15 being proposed. Councilor Crystal agreed also.
16 Fischer would like to put the proposal in a non-binding letter to the Mayor and have it
17 delivered next week.
18 Fischer asked if making the trails motorized is a sensitive subject. People want to drive to
19 the Uinta's on their ATV's. Right now the agreement states they can't. Mayor Marchant
20 and Councilor Todd expressed they are fine with this. Mayor Marchant would not like to
21 see a lot of additional trails, but we can definitely talk about it.
22 Fischer asked Mayor Marchant if he would go with him to the DABC meeting next
23 month to help him get his liquor license. He feels if he could have the support of the
24 Mayor this would help them get the license.
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27 Mayor Marchant asked if there were any further comments.
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29 Socorro Rios asked if she could speak to the council. Ms. Rios moved to Kamas from
30 California and loves the valley. She came tonight to meet her council members. She's
31 hoping to find out what to do when she has a concern. Mayor Marchant talked to her
32 about calling law enforcement or coming to the City Hall depending on the situation.
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35 **ADJOURN**

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37 **MOTION:** Councilor Kevan Todd moved to adjourn at 9:20 p.m.
38 The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, Rod
39 Smith, and Mike Crystal voted aye. Motion passed.
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1 ***The content of the minutes is not intended, nor are they submitted, as a verbatim***
2 ***transcription of the meeting. These minutes are a brief overview of what occurred at***
3 ***the meeting.***

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5 Approved on the 9th day of June 2015.

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11 Lewis P. Marchant
 Mayor

Kim Peacock
Recorder